

PROPERTY OWNERS ASSOCIATION 10<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**CENTURY OAKS HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bexar           §

1.     Name of Subdivision:   Century Oaks Estates
2.     Subdivision Location:   Bexar County
3.     Name of Homeowners Association: Century Oaks Homeowners Association, Inc.
4.     Recording Data for Association: All Plats filed at Bexar County:  
  
Unit 1: Vol. 9543, Pgs. 111- 115 filed 5/3/1999  
  
Amending Plat: Book 9550, Pg. 162, filed 4/17/2001; Unit 1A: Vol. 9547, Pg. 156; Unit 1B: Vol. 9549, Pg. 224
5.     Recording Data for Declaration and any amendments: Covenants, Conditions and Restrictions:  
Vol. 7945, Pg 0460, Filed 4/30/1999

Covenants, Conditions and Restrictions Unit 1A: Vol. 08444, Pg. 00324, Filed 6/9/2000

1st Amendment to the DCCR's Unit 1A: Vol. 8724, Pg 0058, Filed 1/30/2001

Covenants, Conditions and Restrictions Unit 1B: Vol. 8724, Pg 0001, Filed 1/30/2001

Deed of Easement, Fence Maintenance Agreement and Declaration of Restrictive Covenants  
Filed on 6/7/2012 under Book 15529, pg. 136.

Declaration of Restrictive Covenants: This Declaration of Restrictive Covenants is executed by and between Shaggy Development, LLC, a Texas limited liability company (Declarant) and Century Oaks Estates Homeowner' Association, Inc. a Texas non-profit corporation (the "Association") is filed with the county under Book 15915, Page 1873 filed on 1/28/2013.

6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

First Amendment to the Bylaws was signed on 5/9/2012 and is attached to and filed with the Management Certificate filed under Book 15506, pg 539.

Articles of Incorporation were filed 3/10/1999 with the Secretary of State of Texas and is attached to the Certificate filed on 12/30/2011 under Doc # 20110233339-24.

Resolutions:

Administrative Resolution No. 2005003  
Collection Policy effective 5/1/2009 is attached to and  
filed with the Certificate filed on 12/30/2011  
under Doc # 20110233339-24.\  
Administrative Resolution No. 2005001  
Violation Policy is attached to and filed with  
the Certificate filed on 12/30/2011  
under Doc # 20110233339-24.

Compliance Resolution No. 2006001  
Offensive Activity Policy effective 10/9/2006 is attached to  
filed with the Certificate filed on 12/30/2011  
under Doc # 20110233339-24.

Compliance Resolution No. 2008001 effective 1/17/2008  
is attached to and filed with the Certificate filed on 12/30/2011  
under Doc # 20110233339-24.

Resolutions/Policies:

All policies are attached to and filed with the Certificate filed on 12/30/2011  
under Doc # 20110233339-24.

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Membership Voting Policy

Collection Policy

Architectural Guidelines

Guidelines: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol  
displays

All guidelines are attached to and filed with the Certificate filed on 12/30/2011 under Doc #  
20110233339-24.

Resolutions/Policies/Guidelines 9/10/2013 signed: All policies are attached to and filed under  
Book 16374, page 2301

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy  
Guidelines for Drought Resistant Landscaping and Natural Turf  
Conflict of Interest Policy  
Guidelines for Flag Display  
Religious Items Display Guidelines  
Solar Energy Device Guidelines  
Roofing Material Guidelines  
Rainwater Collection Guidelines  
Application of Payments Policy  
Guidelines for Land Use of Adjacent Lots

Design Guidelines for Century Oaks Estates Units 1, 1A, and 1B Effective 4/25/2014 are filed under Document No. 20140084368

Century Oaks Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180210141.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Community Enhancement Fee - \$500.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and**

performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29<sup>th</sup> day of October, 2021.

Century Oaks Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

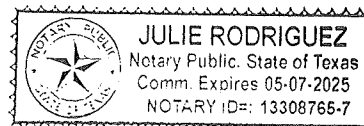
County of Bexar §

This instrument was acknowledged and signed before me on 29  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Century Oaks Homeowners Association, Inc., on behalf of said  
association.

[Signature]

Notary Public, State of Texas



**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210309542  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 2:10 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk